

Joint Meeting Minutes

July 26, 2016

Campbell Farm Subcommittee and Conservation Commission

Meeting was called to order by Chair Betty Dunn.

Present were:

Betty Dunn, Chair, Campbell Farm Committee

Margaret Case, Secretary, Campbell Farm Committee

Peter Griffin, Campbell Farm Committee

Derek Williams, Campbell Farm Committee

Jim Finn, Campbell Farm Committee and Conservation Commission

Wayne Morris, Conservation Commission

Dave Curto, Conservation Commission

Frank Farmer, Historic District/Heritage Commission

Maggie Stier, NH Preservation Alliance

David Choate, NH Preservation Alliance consultant from Colliers Real Estate

Beverly Thomas, NH Preservation Alliance

Hayden Baker, Windham resident

Those present constituted a quorum of both the Campbell Farm Committee and the Conservation Commission.

Betty Dunn introduced Maggie Stier and Beverly Thomas to discuss the potential parameters of a project by the NH Preservation Alliance to further the decision making process concerning the Farm house. The two options being considered are the sale of the house with preservation easements, and a curatorship of the house where a contracted occupant would make agreed-upon repairs, renovation, restoration and maintenance on the house.

Maggie Stier announced that she was leaving the NH Preservation Alliance and that Beverly Thomas would be the lead person for our study. Maggie stated that the concept of curatorship is going popularity in other areas. The standard for the work done in the house would have to be mutually agreed upon and would be set out in a detailed contract. The NH Preservation Alliance would assist in the drafting of such a contract.

One possibility would be to try to find an appropriate person willing to commit to an appropriate curatorship contract, and if that is not possible, to then try to market the house for sale with easements.

Maggie stated that there are usually 2 acres of land that would be included for sale or contract under either of these possibilities. Various committee members pointed out the difficulties in delineating acreage due to the remaining large granite barn foundations near the house. A survey of the area surrounding the house would have to be done. It was agreed that any potential buyer or contractor would want to know the use of the remaining acreage and how those uses would

affect the house and its occupants. David Choate gave examples of other preservation sales and curatorships around in the state and surrounding area.

Beverly Thomas is the NH Preservation Alliance easement steward. If there was a sale with easement, she would be the one who could monitor compliance with the terms of the easement.

The Alliance could make a proposal for either or both of the two possible options and provide an estimate of costs and steps to be taken to implement these options.

The attendees were polled on which option they would prefer. The majority preferred the option of a curatorship and thereby maintaining ownership by the town.

Maggie reminded the group that the house might be eligible for state and national historic registries. This might provide some protection for the property and might make the project eligible for tax incentives. Betty stated that the Campbell Farm Committee had agreed to start the state registration process and ask them for assistance if and when that is needed. We would then decide whether to work for the national registry.

After further discussion, the attendees agreed that they would like to see the Alliance present a proposal for both options. Maggie estimated that their proposal would be available by the end of August.

The committee thank the NH Preservation Alliance representative for their assistance and they exited the meeting.

There was a motion to approve the minutes of the March 22, 2016 Campbell Farm Committee meeting. Adopted unanimously.

There was a brief discussion on the status of the haying of the fields. Lisa Ferrisi and Jim Finn have done a survey of the fields and marked obstructions so that the haying can be done without damaging equipment. It was noted that there has been some dumping of shingles and other materials at the back of the fields.

The next meeting of the Campbell Farm Committee will be held when the proposal is available. Betty will schedule as soon as she is notified that the proposal is completed.

There was a motion to adjourn. Adopted unanimously.

Minutes respectfully submitted,

Betty Dunn

Chair Campbell Farm Subcommittee